

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

11-95

Orleans

O

EAS.404

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):
Kingsbury Beach Road Area

Photograph



Address: 180 Kingsbury Beach Road

Historic Name: George A. and Alice M. Wiles House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1946-1952]

Source: Deed research, 1952 USGS aerial survey

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles, textured plywood/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Garage (Photo 2, post-1971)

Major Alterations (*with dates*):

None on record

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.50 acres

Setting: This house is located on the north side of Kingsbury Beach Road close to the State Highway (Rt. 6), and is bordered on the north by Evergreen Cemetery (EAS.802). The surrounding area along Kingsbury Beach Road includes modest mid-20th to early-21st century houses on small lots. This parcel is cleared of underbrush but retains mature scrub pine and deciduous trees. A gravel driveway leads to a large outbuilding behind the cottage.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

180 KINGSBURY BEACH ROAD

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Geoge A. and Alice M. Wiles House, built in ca. 1946-1952, is an intact example of a modest, mid-20th century summer cottage. As can be seen from the Assessor sketch of its footprint (Figure 1), this one-story cottage has an uneven cross form. The center of the cross has a slightly higher gable roof, with lower-pitched (almost flat) shed roofs extend on the east and west sides, and there is a one-story ell with hip roof on the front (south) side. The elevations are clad in a mix of wood shingles and what appears to be vertically-grooved textured plywood (T-111) – a siding sometimes employed in summer cottage architecture on Cape Cod. The roof is clad in asphalt shingles and has a modest box cornice that is obscured by gutters. Windows and doors all appear to be modern, thermal replacements. A deck with a low, simple balustrade spans most of the front (south) elevation.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This house is on Kingsbury Beach Road is located east of the early-20th century subdivisions that formed the core of Kingsbury Beach cottage development. The house has an Assessor date of 1932, but that is not accurate unless the house had been moved here – a premise for which there is no evidence to date. The United States Geological Survey (USGS) began conducting periodic aerial photographic surveys of Cape Cod starting in 1938. This section of Kingsbury Beach Road was undeveloped at that time (Photo 3). The next survey was conducted in 1952, by which time it appears this small cottage was in place (Photo 4).

Titles research tracks back to 1946, when Avis E. and Nathan A. Nickerson of Eastham sold this half-acre parcel to George A. and Alice M. Wiles of Leominster, Worcester County.¹ The deed describes the land as "woodland" which is consistent with its appearance in the 1938 USGS photo. It was Alice and George Wiles who built this cottage. Both George Alvin Wiles (1894-1964) and Alice May (Conrey) (1898-1981) were born in Worcester County and married in Leominster in 1921. Interestingly, numerous cottages in the western sections of Eastham were developed and/or purchased by working or middle-class families from Worcester County. According to census records, George Wiles worked for the telephone company in various jobs, including trouble shooter (1930), combination installer (1940), and pole inspector (1950). Given that the cottage is shown on the 1952 USGS aerial survey, this would mean they built this cottage sometime between 1946 and 1952. Four years after her husband's death, Alice Wiles sold this cottage to Henry P. and Rosemarie B. Alonzo of Deep River, CT.² The property remains in the Alonzo family.

¹ Barnstable County Registry of Deeds, Book 662/ Page 284.

² Book 1440/ Page 974.

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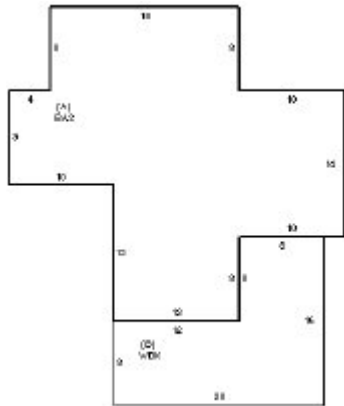


Figure 1. Assessor Sketch.



Photo 2. View of cottage and garage from Kingsbury Beach Road, looking north.



Photo 3. Detail of 1938 USGS aerial photographic survey.



Photo 4. Detail of 1952 USGS aerial photographic survey (arrow to 180 Kingsbury Beach Road added).